

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cookeville Municipal Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cookeville Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Putnam County, Tennessee.

7-27-2010
Date Signed
7-27-2010
Date Signed

James Mills
Director of Planning
Gaye Barnes
Secretary, Cookeville Municipal Planning Commission

EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

1. No permanent structure such as a deck, patio, garage, carport or other building shall be erected within the limits of any easement shown on this plat.
2. No excavation, filling, landscaping or other construction shall be permitted in any drainage easement shown on this plat if such excavation, filling, landscaping or other construction will alter or diminish the flow of water through said easement.
3. All driveways, entrances, curb cuts or other points of ingress or egress to the lots shown on this plat shall be in accordance with the rules and regulations of the City of Cookeville; contact the Department of Public Works for information.
4. The placing of pipe within or otherwise filling of ditches within the right-of-way shown on this plat is prohibited without the approval of the City of Cookeville; contact the Department of Public Works for information.

CERTIFICATION OF EXISTING WATER AND/OR SEWER LINES

I hereby certify that the water lines and/or sewer lines shown on this plat are in place and can adequately serve the lots shown hereon.

7/27/10
Date Signed

Randy Kelly
Director of Dept. of Water Quality Control
or Water Utility District Rep.

CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission. Furthermore, I hereby certify that the Subdivision Plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

7-27-2010
Date Signed

Neil Semmler
Owner's Signature
James Mills
Owner's Signature

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cookeville Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban and Subdivision as established by the Tennessee Board of Examiners of Licensed Surveyors. I also hereby certify that the monuments and pins have been placed as shown hereon, to the specifications of the Cookeville Planning Commission.

7/27/10
Date Signed

James Mills
Surveyor's Signature
STATE OF TENNESSEE

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C0120D, Dated: 5/16/07. Check One:

- ☒ No areas of the subject property depicted on this plat are in a SFHA
☐ All of the subject property depicted on this plat is in a SFHA
☐ Shaded area(s) of the subject property depicted on this plat are in a SFHA

THE PURPOSE OF THIS PLAT IS TO REVISE THE SEWER EASEMENT ALONG THE NORTH LINE OF LOT 2 AND A PORTION OF LOT 1 AS SHOWN.

RS-5 ZONING SETBACKS

Front: 20' (Local)
50' (Gainesboro Grade)
Rear: 15'
Side: 15' (One Side)
or 15' (Both Sides)

*VARIANCES APPROVED BY BZA (06/11/2009), LOT 1 - FRONT SETBACK (GAINESBORO GRADE) = 45' LOT 16/17 REAR SETBACK = 14' LOT 21 - REAR SETBACK = 13'

Burks (167/281)

Burks (179/75)

Smith (264/531)

Cumby (260/307)

- NOTES: 1. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.
2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
3. All corners are 1/2" rebar set unless otherwise noted.
4. Source of Title: R.S. 503, Page 100.
5. Property is currently zoned RS-5
6. Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.

I hereby certify that this is a category "1" survey and the ratio of the unadjusted survey is 1/10000.

James Mills
Surveyor's Signature
7/27/10
Grady C. Mills, Jr.
Clinton Engineering Services, LLC
380 S. Lowe Ave., Suite 6
Cookeville, TN 38501

LINE	BEARING	DISTANCE
L1	S28°44'25"W	1.93'
L2	S32°22'14"W	39.38'
L3	S24°32'52"W	33.17'
L4	S24°32'52"W	28.96'
L5	S30°31'56"W	48.56'
L6	S07°25'47"W	25.44'
L7	S19°01'50"W	50.37'
L8	N12°01'52"W	66.73'
L9	S68°44'55"E	34.52'
L10	S28°22'22"E	42.35'
L11	S74°18'28"E	13.24'
L12	S30°55'33"W	12.76'
L13	S30°55'33"W	12.76'
L14	S30°55'33"W	12.76'
L15	S30°55'33"W	12.76'
L16	S30°55'33"W	12.76'
L17	S30°55'33"W	12.76'
L18	S30°55'33"W	12.76'
L19	N71°04'41"W	12.02'

LINE	CHORD BEARING	CHORD	RADIUS	DELTA	ARC	TANGENT
C1	S21°34'25"W	8.57'	60.00'	8°11'34"	8.58'	4.30'
C2	S01°24'22"E	34.00'	60.00'	31°56'02"	34.72'	20.62'
C3	S36°53'32"E	38.11'	60.00'	31°02'17"	38.79'	20.10'
C4	S64°55'21"E	26.00'	60.00'	25°01'21"	26.20'	13.31'
C5	N71°58'23"E	51.84'	60.00'	11°11'10"	55.60'	23.74'
C6	N84°14'24"E	16.99'	60.00'	16°16'48"	17.05'	8.58'
C7	N34°13'35"E	84.82'	780.00'	6°36'05"	84.87'	44.98'
C8	S18°46'06"E	33.28'	20.00'	112°35'27"	34.30'	24.98'
C9	S35°10'53"W	67.12'	820.00'	4°41'24"	67.14'	33.54'
C10	S31°52'51"W	27.33'	820.00'	1°54'36"	27.34'	13.67'
C11	S64°14'14"W	21.97'	20.00'	66°38'25"	23.26'	13.15'
C12	N25°45'14"W	33.42'	20.00'	113°21'35"	34.57'	30.42'
C13	S22°04'44"E	31.95'	20.00'	106°00'26"	37.00'	26.54'
C14	N61°55'52"E	24.08'	20.00'	74°00'38"	25.83'	15.07'

AMENDED PLAT OF QUAIL HOLLOW

PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: H & E Enterprises	SURVEYOR: Clinton Engineering Services
ADDRESS: 121 West Jackson Street Cookeville, TN 38501	ADDRESS: 380 S. Lowe Ave., Suite 6 Cookeville, TN 38501
TELEPHONE: 931-520-1477	TELEPHONE: 931-372-0427
ENGINEER: Clinton Engineering Services	OWNER: H & E Enterprises
ADDRESS: 380 S. Lowe Ave., Suite 6 Cookeville, TN 38501	ADDRESS: 121 West Jackson Street Cookeville, TN 38501
TELEPHONE: 931-372-0427	TELEPHONE: 931-520-1477
ACREAGE SUBDIVIDED: 6.70 Acres	TAX MAP: MAP 034 PARCEL 058.00
NUMBER OF LOTS: 34	SCALE: AS SHOWN DATE: 07-23-10